



Sussex Square, Brighton, BN2  
Offers in excess of £1,250,000

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EXQUISITE

## INTRODUCING

# Sussex Square, Brighton, BN2

3-4 Bedrooms | 4 Bathrooms | 2 Living Rooms  
3501 Sq Ft | Private Garden & Garage to Rear  
Sussex Square Gardens | Possible Additional Workshop

This remarkable Grade I listed mansion apartment in Sussex Square boasts exquisite interiors that only the grandeur of Regency architecture coupled with contemporary design can offer. Situated across the ground and lower floors of a historic Regency building, this residence features a breathtaking reception and dining room adorned with original period details such as ornate fireplaces and soaring ceilings. The kitchen, meticulously crafted and equipped with high-end appliances, seamlessly transitions into a bright dining area and out to a rare, secluded garden.

Descending to the lower floor reveals a stunning guest suite with its own private entrance, while two spacious family rooms, one en suite and the other featuring a fabulous mezzanine level, enjoy access to a serene central courtyard. The crowning jewel of the residence, the principal suite, is complete with a dressing room, en suite bathroom, and a flexible space perfect for meditation or yoga. Every aspect of this residence exudes sophistication and elegance.

The location is exceptionally convenient, with the Royal County Hospital and prestigious Brighton College Prep and Senior Schools merely a 5-minute drive away. For those commuting to London, Brighton Station, boasting direct trains via Gatwick, is a mere 10-minute cab ride (approximately 15-20 minutes by bus). What's more, you have access to 7.5 acre Sussex Square enclosures, ensuring privacy away from the hustle and bustle.



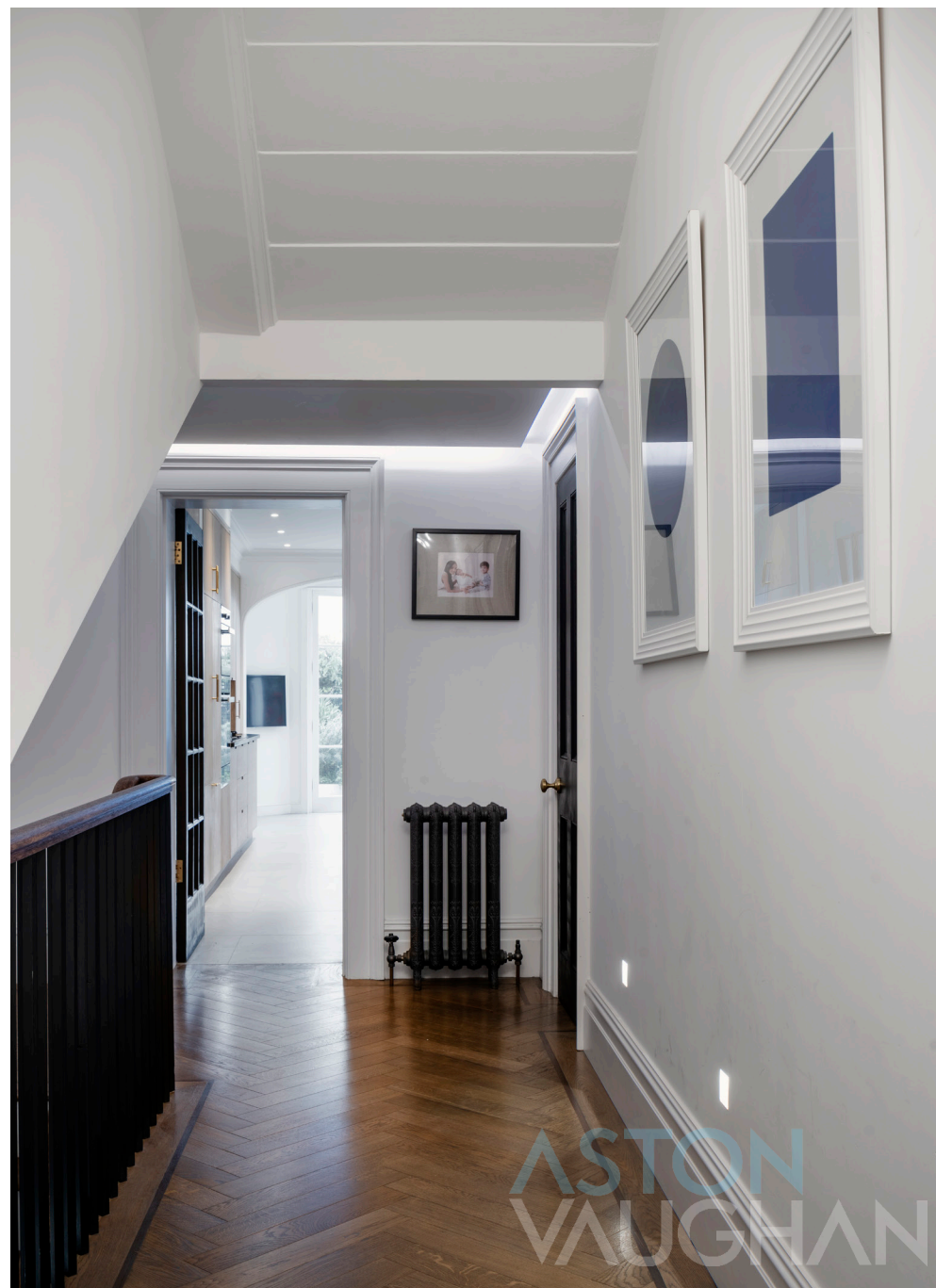


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## Introduction

Sussex Square is one of Brighton's finest addresses and a sophisticated refurbishment has created a fabulous home where historic elegance has been subtly integrated with the best of the 21st century - from the cast iron designer radiators and detailed oak flooring to the Lutron mood lighting, underfloor heating in the kitchen/breakfast room and principal suite, integrated wi-fi throughout the house and garden, and a bespoke kitchen with top of the range appliances and honed Assoluto surfaces, made and fitted by skilled local craftsmen.

Through a grand entrance now secured by an answer system, the communal hall impresses with fine period detail. Inside the apartment, the broad hallway introduces you to the timeless interiors, with wall-inset lighting, a smart cloakroom tucked away and both the high ceiling and oak floors continue through to the receptions.





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### The Reception Rooms & Dining Room

Instantly inviting with elegant Regency proportions and two graceful windows to frame the glory of the gardens and glimpses of the sea, an original ceiling with floral detail soars to 3.5m. There is plenty of floorspace and a room for all seasons, we are told that the handsome marble fireplace is open. Behind you, central doors keep options available and reveal the dining area where handmade cabinets with ambient lighting.

### The Kitchen/Breakfast/Dining Room, Utility Room, Lower Floor Laundry and Office

Crafted with an eye for both aesthetics and functionality, the kitchen/breakfast room of this residence is a testament to thoughtful design and family-centric living. Boasting ample space and adorned with large windows and French doors, the room effortlessly integrates the beauty of the outdoors with the warmth of indoor living. A sun-drenched dining terrace beckons through the open doors, offering an ideal setting for gatherings and al fresco dining. The kitchen itself is a masterpiece of craftsmanship, featuring handcrafted oak cabinetry and sleek Assoluto granite countertops. Designed with both style and practicality in mind, the central island serves as the focal point, while sophisticated storage solutions ensure clutter-free surfaces. High-end integrated appliances, including Miele ovens and a touch induction hob, cater to the needs of the discerning chef, while designated spaces for additional amenities such as a Franke sink and dishwasher are seamlessly incorporated. For added convenience, a discreet storage area, laundry room, and well-organized office space are tucked away on the lower level, ensuring that every aspect of daily life is catered to with ease and efficiency.





### The Garden & Garage

Step outside to discover a paved terrace, perfectly suited for hosting al fresco gatherings, and a large area of lawn which provides a playground for children or pets, enveloped by the fragrant embrace of mature shrubs and exotic climbers. A cleverly concealed path leads down to a rear gate which opens onto a serene lane and convenient garage access. Don't forget, you also have 7.5 acres of meticulously maintained enclosures, offering exclusive access to residents. These enclosures also host summer fetes and foster a sense of community amongst residents.

### The Guest Suite

The guest suite, accessed through its own street entrance and a sunny courtyard, offers a peaceful retreat with a blend of old and new touches. Original flagstones and oak flooring set the stage, while local artisans crafted the spacious wardrobe wall. The ensuite pairs heritage with innovation, featuring marble countertops with twin Vitra hand basins and a double-ended bath with both drench and wand shower heads.

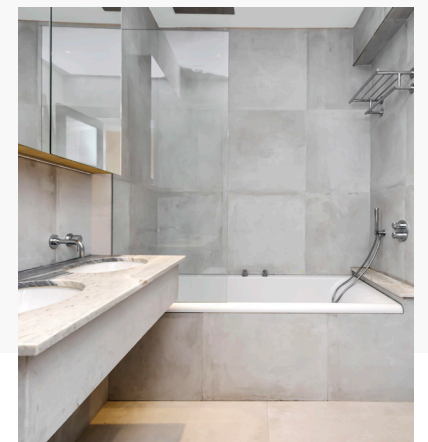
### The En Suite Family Bedroom, Family Mezzanine Bedroom, Central Courtyard & Bathroom

The first family double room offers a peaceful retreat with French doors leading to a central courtyard. It features a calming decor, a traditional fireplace, and convenient streamlined wardrobes. The attached en-suite wet room adds a touch of chic to the space.

Situated at the bottom of wide flagstone steps, the mezzanine bedroom exudes character. Its lofty ceiling, tall windows, and iron staircase pay homage to its historical roots. Despite its vintage charm, the room boasts modern amenities, including organized storage and a luxurious shower room accessible via the courtyard.







## The Principal Suite

The principal bedroom seamlessly blends the elegance of Regency architecture with modern comfort. Formerly the kitchen to the residence above, it now serves as a peaceful retreat. Arched ceilings stretch over 4 meters high, complemented by tall windows that flood the room with natural light while ensuring privacy. Bespoke cabinets frame a striking fireplace, offering both functionality and style. Dimmable lighting allows for customizable ambiance. A spacious en-suite boasts a luxurious freestanding bath and a walk-in dual head shower, while a well-appointed dressing room provides ample storage. A secluded area with a roof light offers the perfect space for moments of relaxation or meditation.



## What the owner says:

Preserving the charm of the Regency building was a top priority for us. Our goal was to create a home that seamlessly blends modern convenience with timeless elegance. From the open layout that encourages easy flow to the carefully curated interior design featuring top-notch contemporary fittings, every aspect was crafted with comfort and luxury in mind. Whether you're entertaining guests or enjoying quiet moments with family, there's plenty of space for both togetherness and privacy.



## LOCATION GUIDE

### Good to Know

Local shops are 2 minutes away

Brighton mainline station is 15-20 minutes by bus

The seafront is just 2 minutes away, and East Brighton Park is a 5 minute walk

### Education

Primary: St Mark's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

Private: Brighton College, Roedean, Lancing

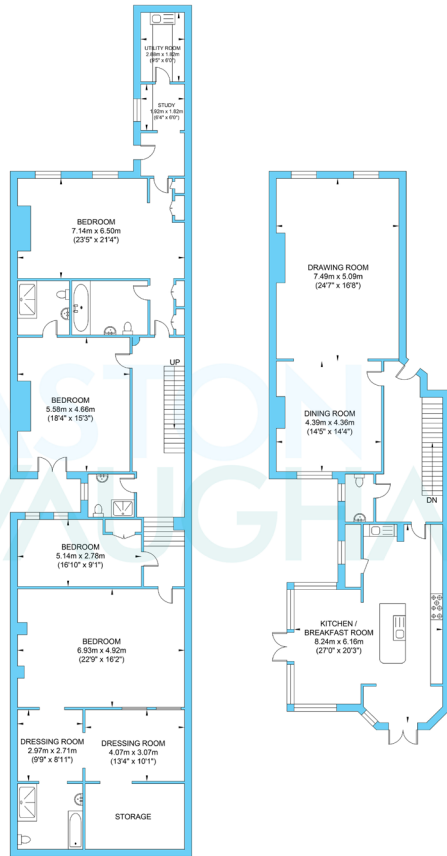
### Location Guide

Within walking distance of the Marina with its waterfront restaurants, health club, shops and cinemas, this spacious apartment has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach said to have inspired the rabbit hole in Lewis Carroll's 'Alice through the Looking Glass.' For the exclusive use of the residents of The Kemptown Estate they are private and secure, and a social focal point of a vibrant, inclusive community. With local shops and cafés, a short stroll takes you to the fashionable café culture of Kemptown Village which hosts the County Hospital and Brighton College, a park and 72 par golf course are a few minutes away the arts venues and famous al fresco lifestyle of the Lanes are a five-ten minute cab ride and close to several bus routes, the city and station serving City Airport, Gatwick and London are easy to reach.



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## Sussex Square



Approximate Gross Internal Area = 325.30 sq m / 3501.50 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

